

Exhibit H

FILED
Superior Court of California
County of Placer

JAN 31 2018

Jake Chatters
Executive Officer & Clerk
By: O. Lucatuorto, Deputy

1 STEPHEN L. SCHIRLE (State Bar No. 96085)
2 CESAR V. ALEGRIA, JR. (State Bar No. 145625)
3 **PACIFIC GAS AND ELECTRIC COMPANY**
4 77 Beale Street, B30A
5 San Francisco, CA 94105
6 Telephone: (415) 973-0360

Please Direct All Correspondence To:

7 CHRISTOPHER J. GONZALEZ (State Bar No. 227804)
8 **CJG LEGAL**
9 200 Pringle Ave, Suite 400
10 Walnut Creek, CA 94596
11 Telephone: (925) 464-2121
12 chris@cjglegal.com

13 Attorneys for Plaintiff
14 **PACIFIC GAS AND ELECTRIC COMPANY**

11 SUPERIOR COURT OF CALIFORNIA

12 COUNTY OF PLACER

13 **PACIFIC GAS AND ELECTRIC**
14 **COMPANY,**

15 Plaintiff,

16 v.

17 **JOINER LIMITED PARTNERSHIP; and**
18 **DOES 1 through 50 inclusive,**

19 Defendants.

Case No. SCV 0040156

FIRST AMENDED COMPLAINT IN
EMINENT DOMAIN

JURY TRIAL DEMANDED

APN: 021-310-097

20 Plaintiff PACIFIC GAS AND ELECTRIC COMPANY (hereinafter referred to as
21 "PG&E") alleges as follows:

22 1. PG&E is a public utility corporation, duly organized and existing under and by
23 virtue of the laws of the State of California, with its principal place of business in the City and
24 County of San Francisco.

25 2. The names and capacities of the known defendants and their possible interests in
26 the property at issue (described in Paragraph 4) are set forth below for the convenience of the
27 Court. These data are based on information and belief, and are not allegations by which PG&E
28 intends to be bound.

1 **Defendant**

2 **Apparent Property Interest**

3 Joiner Limited Partnership,
4 a California limited partnership

5 Fee ownership interest.

6 3. PG&E does not know the true names or capacities of defendants sued herein as
7 DOES 1 through 50, inclusive, nor the interests which they claim in the property, if any. PG&E
8 will, upon ascertaining their true names, substitute the true names for such fictitious names by
9 amendment to this Complaint.

10 4. Defendants, and each of them, claim some right, title or interest in a parcel of
11 vacant/unimproved real property situated in Placer County, California, located on the southwest
12 corner of Nicolaus Road and Joiner Parkway, and more particularly described as follows:

13 PARCEL 4 OF PARCEL MAP NO. 2000-75 FILED IN JUNE 20, 2000 IN MAP
14 BOOK 30 OF PARCEL MAPS, AT PAGE 22, IN THE OFFICE OF THE
15 PLACER COUNTY RECORDS.

16 EXCEPTING THEREFROM, ALL THAT PORTION DESCRIBED IN THE
17 DEED TO PACIFIC GAS AND ELECTRIC COMPANY RECORDED MAY
18 13, 2009, INSTRUMENT NO. 40004, PLACER COUNTY RECORDS.

19 (Placer County Assessor's Parcel Number 021-310-097, and hereafter the "Property.")

20 **BACKGROUND**

21 5. PG&E constantly strives to improve and enhance the safety its operations, as
22 well as to improve and protect the reliability of utility service. With its natural gas transmission
23 pipelines, one such safety feature is the installation of remotely controllable and automated
24 valves. These automated values enhance electronic monitoring of the natural gas transmission
25 system to identify operational issues, and to prevent pipeline ruptures. Should a rupture occur,
26 automated values allow PG&E to quickly locate, isolate, and minimize damage.

27 6. Natural gas pipeline safety regulations use the concept of High Consequence
28 Areas ("HCAs"), to identify specific locales and areas where a pipeline rupture/release could
29 have the most significant consequences. An equation has been developed based on research and
30 experience that estimates the distance from an adverse event at which personal injury or

1 significant property damage could occur. This distance is known as the potential impact radius (or
2 “PIR”). Natural gas transmission operators, like PG&E, must calculate the PIR for all points
3 along their pipelines and evaluate corresponding impact circles to identify what population is
4 contained within each circle.

5 7. Locations for valve automation are selected after an internal review that
6 evaluates a number of factors, including the HCA classification, and the PIR should a rupture
7 occur.

8 8. Here, PG&E has identified natural gas transmission pipe line L-123 for remote
9 actuation and valve automation. L-123 is already physically present on the Property pursuant to
10 existing PG&E easements. Based on the alignment of these lines and the topography of the site,
11 the Property is the ideal location for these facilities.

12 9. Additionally, PG&E’s Transmission Integrity Management Plan (“TIMP”) is
13 dedicated to making its natural gas transmission lines “piggable” which means to allow the
14 passage of In-Line Inspection (“ILI”) tools. This will allow PG&E to assess the integrity of its
15 natural gas transmission pipelines by running a tool inside of the pipeline that can detect damage
16 or corrosion.

17 10. PG&E, in addition to holding a fee interest to land that was formerly part of the
18 Property, owns a series of existing easements on the Property for its electrical and natural gas
19 transmission facilities, however, they do not presently provide the necessary rights or sufficient
20 area needed for the installation of the new facilities, nor do they accommodate the space needs for
21 the ILI tools, modern facilities and equipment, or pipeline repair or maintenance. In determining
22 property needs, PG&E considers factors such as the diameter of the pipe or the gas transmission
23 facilities at issue, construction equipment working space requirements, and construction working
24 space for the pipe trench and spoil pile.

25 11. Here, due to the anticipated scope of construction and the installation of the new
26 valve station and ILI facilities, PG&E has determined that it is necessary to acquire additional
27 easement rights on the Property.
28

1 **PROJECT DETAILS**

2 12. PG&E is undertaking a project entitled V-252 L-123 MP 13.57 Lincoln Junction
3 (the "Project"). PG&E's present intended scope of work includes the installation of automatic
4 shut-off valves, and remote operated valves, including associated facilities. Specifically, PG&E
5 seeks the following rights:

6 **PERMANENT RIGHTS**

7 An exclusive easement and right of way to excavate for, install, construct,
8 replace (of the initial or any other size), remove, maintain and use
9 aboveground and underground facilities, consisting of but not limited to,
10 pipes with necessary and proper valves with aboveground gearing, together
11 with such other appliances, fittings, devices, equipment, associated supports,
12 concrete pedestals and pads, and fixtures, necessary to any and all thereof,
13 as PG&E deems necessary for the purpose of launching and/or receiving
14 internal pipe line devices used to inspect, maintain and monitor PG&E's
15 natural gas pipe line system, and for metering, regulating and discharging
16 gas into the atmosphere within, to install concrete curbing on, to cover with
17 bitumastic pavement and to enclose with a fence, the hereinafter described
18 "Meter Lot" lying within Defendant's lands which are situate in the County
19 of Placer, State of California, and described and designated Lands in
20 EXHIBIT A attached hereto and part hereof:

21 The aforesaid Meter Lot is described as follows:

22 PARCEL 1 described in EXHIBIT A and depicted on EXHIBIT B-1
23 attached hereto and made a part hereof.

24 The right at any time, and from time to time, to excavate for, construct,
25 install, repair, reconstruct, replace (of the initial or any other size), remove,
26 maintain and use facilities for the transmission and distribution of electric
27 energy and for communication purposes, consisting of one or more lines of
28 underground wires and cables, conduits, pipes, manholes, service boxes and
electrical conductors, together with all necessary appliances and fixtures for
use in connection therewith, over under and across PARCEL 2 described in
EXHIBIT A and depicted on EXHIBIT B-2 attached hereto and made a part
hereof.

A non-exclusive easement and right to use as a staging area for construction
equipment, as PG&E may from time to time deem necessary, for the
purposes of effectuating the launching and receiving of pipe line in line
inspection devices, within said PARCEL 3 (the "Pipe Line In Line
Inspection Equipment (ILI) Staging Area") described in EXHIBIT A and
depicted on EXHIBIT B-3 attached hereto and made a part hereof.

1 A right of way for ingress to and egress from said Meter Lot across the
2 parcels of land described as follows:

3 PARCEL 4 AND PARCEL 5 described in EXHIBIT A and depicted on
4 EXHIBIT B-4 and EXHIBIT B-5 attached hereto and made a part hereof.

5 The right, from time to time, to trim or to cut down any and all trees and
6 brush now or hereafter within said easement area, and shall have the further
7 right, from time to time, to trim and cut down trees and brush along each
8 side of said PARCEL 1(Meter Lot), PARCEL 2 and PARCEL 3 which now
9 or hereafter in the opinion of PG&E may interfere with or be a hazard to the
10 facilities installed hereunder, or as PG&E deems necessary to comply with
11 applicable state or federal regulations.

12 Defendant shall not erect or construct any building or other structure, or drill
13 or operate any well, or construct any reservoir or other obstruction on said
14 PARCEL 1 (Meter Lot), PARCEL 2 and PARCEL 3.

15 PG&E agrees to indemnify Defendant against any loss and damage which
16 shall be caused by any wrongful or negligent act or omission of PG&E or of
17 its agents or employees in the course of their employment, provided,
18 however, that this indemnity shall not extend to that portion of such loss or
19 damage that shall have been caused by Defendant's comparative negligence
20 or willful misconduct.

21 Because PG&E's easement over PARCEL 1 (Meter Lot) is exclusive,
22 Defendant shall not grant any easement or easements on, under or over said
23 PARCEL 1 (Meter Lot) without the written consent of PG&E.

24 The provisions hereof shall inure to the benefit of and bind the successors
25 and assigns of the respective parties hereto.

26 TEMPORARY RIGHTS

27 The temporary right to use for working, laydown and staging areas, including the right to
28 locate construction trailers and construction equipment thereon, and the temporary right to
enclose with a fence, the area depicted on the map attached hereto as EXHIBIT C, and
more particularly described on EXHIBIT C-1. These temporary rights shall expire on
December 9, 2018, or when PG&E completes construction of the Project, whichever is
sooner.

13. Because PG&E already has existing facilities on and/or adjacent the Property,
this location is ideal for the Project.

1 14. PG&E has authority to exercise the power of eminent domain under Public
2 Utilities Code sections 612 and 613, and Code of Civil Procedure sections 1230.010, et seq., and
3 1240.120. Exercise of this power is proper in this case.

4 15. The rights/property sought to be condemned for the Project are necessary for the
5 project and the public good. The Project is planned and located in a manner that is the most
6 compatible with the greatest public good and with the least private injury. PG&E has made the
7 offer required by Government Code section 7267.2 to the owners of the Property. PG&E has also
8 deposited with the State Condemnation Deposit Fund probable just compensation for the
9 easement rights being acquired.

10 16. WHEREFORE, PG&E prays that the permanent and temporary property interests
11 and obligations as herein described, and as depicted on EXHIBIT A, EXHIBITS B-1 through B-
12 5, and EXHIBITS C through C-1, be condemned for the use of PG&E, that just compensation due
13 to the Defendants for the taking of this property be ascertained, that any liens and encumbrances
14 against said property be deducted from the judgment, and that PG&E have such other and further
15 relief as the Court may deem necessary and proper.

16
17 Dated: January __, 2018

CJG LEGAL

18
19 By: _____

20 CHRISTOPHER J. GONZALEZ
21 Attorneys for Plaintiff
22 PACIFIC GAS AND ELECTRIC
23 COMPANY
24
25
26
27
28

EXHIBIT A

“EXHIBIT A”

LANDS

PARCEL 4 as shown upon Parcel Map No. 2000-75, filed for record on June 20, 2000 in Book 30 of Parcel Maps at page 22, Placer County Records.

PARCEL 1 (Meter Lot)

A portion of said lands, lying in the County of Placer, State of California, more particularly described as follows:

Commencing at the northwest corner of said PARCEL 4, as shown on that certain Parcel Map No. 2000-75, filed for record June 20, 2000 in Book 30 of Parcel Maps at page 22, Placer County Records and running thence along the northerly boundary line of said PARCEL 4

(a) North 89°17'25" East, 145.14 feet

to the northwest corner of the parcel of land described in the deed from Charles Jessie Joiner to Pacific Gas and Electric Company dated April 29, 2009 and filed for record as Document No. 2009-0040004, Placer County Records; thence leaving said northerly boundary line

(b) South 00°30'42" East, 39.30 feet along the westerly boundary line of the parcel of land described in said deed dated April 29, 2009 to the **Point of Beginning**; thence

(1) South 00°30'42" East, 60.67 feet; thence

(2) North 89°17'25" East, 80.41 feet

to a point hereinafter for convenience called Point "A"; thence

(3) North 89°17'25" East, 2.00 feet; thence

(4) North 00°42'35" West, 60.66 feet; thence

(5) South 89°17'25" West, 2.00 feet

to the southeast corner of the parcel of land described in said deed dated April 29, 2009; thence along said southerly boundary line of said parcel of land

(6) South 89°17'25" West, 80.20 feet, more or less,
to the **Point of Beginning**.

Containing 4,993 square feet of land.

PARCEL 2

A portion of said lands, lying in the County of Placer, State of California, more particularly described as follows:

Commencing at said Point "A" and running

(a) North 89°17'25" East, 2.00 feet to the **Point of Beginning**; thence

(1) North 00°42'35" West, 60.66 feet; thence

(2) South 89°17'25" West, 2.00 feet;

to the southeast corner of the parcel of land described in said deed dated April 29, 2009; thence along the easterly boundary line of said parcel of land

(3) North 00°42'35" West, 34.30 feet, to the northerly boundary line of said lands; thence along said northerly boundary line

(4) North 89°17'25" East, 10.00 feet; thence leaving said northerly boundary line
(5) South 00°42'35" East, 94.96 feet; thence
(6) South 89°17'25" West, 8.00 feet; more or less,
to the **Point of Beginning**.

Containing 828 square feet of land.

PARCEL 3

A portion of said lands, lying in the County of Placer, State of California, more particularly described as follows:

Beginning at said Point "A" and running
(1) South 00°42'35" East, 89.30 feet; thence
(2) South 89°17'25" West, 80.72 feet; thence
(3) North 00°30'42" West, 89.30 feet; thence
(4) North 89°17'25" East, 80.41 feet, more or less,
to the **Point of Beginning**.

Containing 7,194 square feet of land.

PARCEL 4

A portion of said lands, lying in the County of Placer, State of California, more particularly described as follows:

Beginning at said Point "A" and running
(1) North 89°17'25" East, 2.00 feet; thence
(2) North 00°42'35" West, 60.66 feet; thence
(3) South 89°17'25" West, 2.00 feet;
to the southeast corner of the parcel of land described in said deed dated April 29, 2009; thence along the
easterly boundary line of said parcel of land
(4) North 00°42'35" West, 34.30 feet,
to the northerly boundary line of said lands; thence along said northerly boundary line
(5) North 89°17'25" East, 49.84 feet
to the northwest corner of said lands, also being the westerly boundary line of Joiner Parkway (125'
wide); thence along said westerly boundary line
(6) South 00°30'31" East, 169.83 feet; thence leaving said westerly boundary line
(7) South 89°17'25" West, 49.24 feet; thence
(8) North 00°42'35" West, 29.87 feet; thence
(9) South 89°17'25" West, 80.57 feet; thence
(10) North 00°42'35" West, 45.00 feet; thence
(11) North 89°17'25" East, 80.41 feet, more or less,
to the **Point of Beginning**.

Containing 11,914 square feet of land.

PARCEL 5

A portion of said lands, lying in the County of Placer, State of California, more particularly described as follows:

Commencing at the northwest corner of said PARCEL 4, as shown on that certain Parcel Map No. 2000-75, filed for record June 20, 2000 in Book 30 of Parcel Maps at page 22, Placer County Records and running thence along the northerly boundary line of said PARCEL 4

(a) North $89^{\circ}17'25''$ East, 85.94 feet
to the **Point of Beginning**; thence continuing

(1) North $89^{\circ}17'25''$ East, 59.19 feet
to the northwest corner of the parcel of land described in the deed from Charles Jessie Joiner to Pacific Gas and Electric Company dated April 29, 2009 and filed for record as Document No. 2009-0040004, Placer County Records; thence

(2) South $00^{\circ}30'42''$ East, 99.97 feet; thence

(3) South $89^{\circ}28'35''$ West, 10.10 feet; thence northwesterly on a curve to the right with a radius of 49.00 feet, through a central angle of $89^{\circ}48'09''$ and tangent at the southerly terminus hereof to South $89^{\circ}28'35''$ West, with an arc distance of 76.80 feet; thence

(4) North $00^{\circ}42'35''$ West, 50.94 feet, more or less,
to the **Point of Beginning**.

Containing 5,386 square feet of land.

The bearings used in the foregoing description are based on a survey made by the Grantee in March, 2017 and are based on the California Coordinate System (CCS83) Zone 2 and on global positioning system (GPS) observations.

Prepared by:
Pacific Gas & Electric Company

Timothy Kelly 5/24/2017

APPROVED AS TO DESCRIPTION
TIMOTHY KELLY, PLS 7089



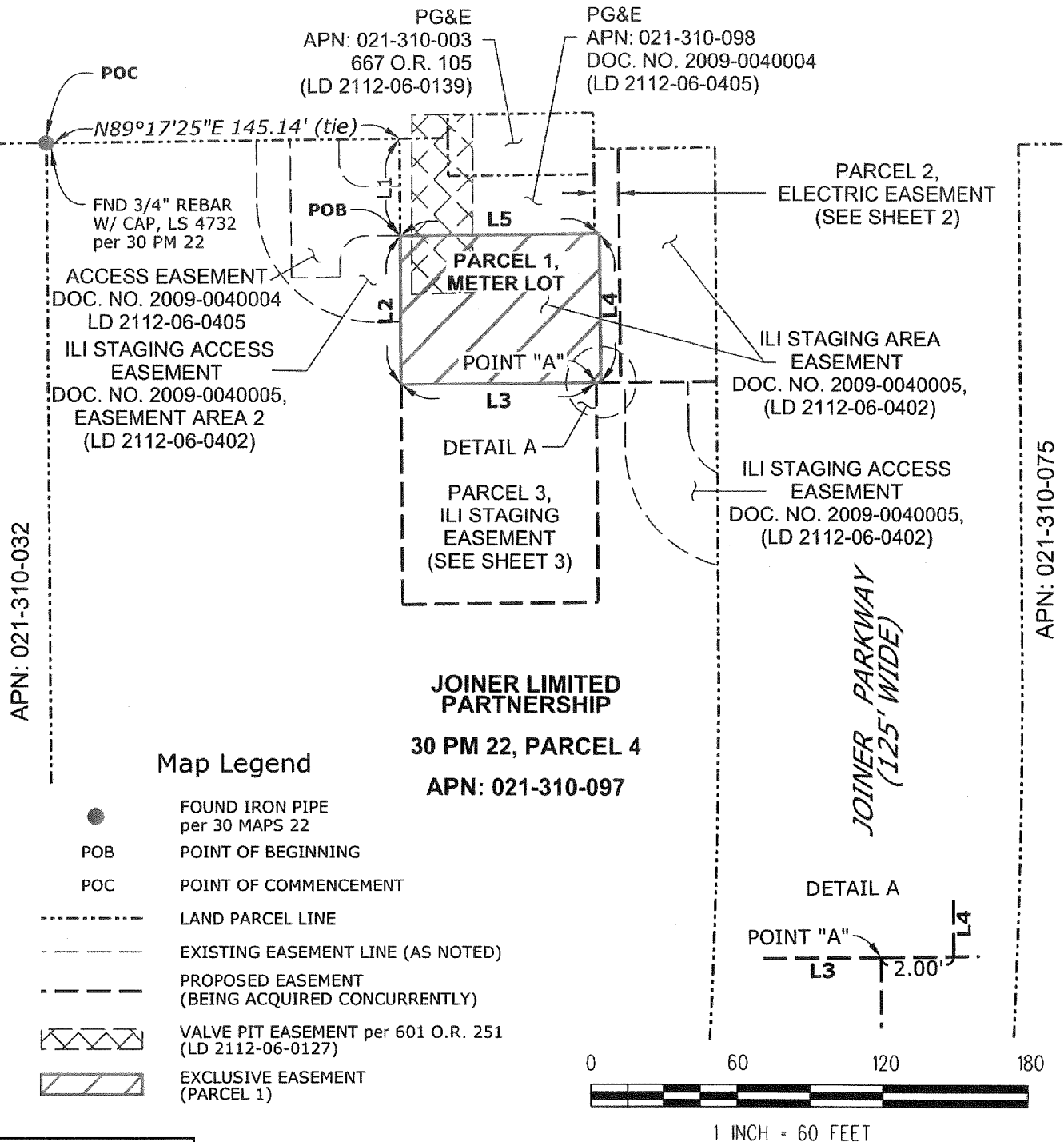
EXHIBIT B-1



NICOLAUS ROAD
(WIDTH VARIES)

Line Table

L1	S00°30'42"E	39.30' (tie)
L2	S00°30'42"E	60.67'
L3	N89°17'25"E	80.41'
L4	N00°42'35"W	60.66'
L5	S89°17'25"W	82.20'



LD 2112-06-0452

AUTHORIZATION
31137395

BY D. MACHADO
DR D. MACHADO
CH T. KELLY
O.K. T. KELLY
DATE 05/18/2017

"EXHIBIT B-1"

METER LOT

LANDS OF JOINER LIMITED
PARTNERSHIP

APN: 021-310-097

PACIFIC GAS AND ELECTRIC COMPANY

San Ramon California



JCN N/A
AREA 6
COUNTY PLACER
SCALE LINCOLN

SHEET NO. 1 OF 5

DRAWING NUMBER CHANGE

L-10052

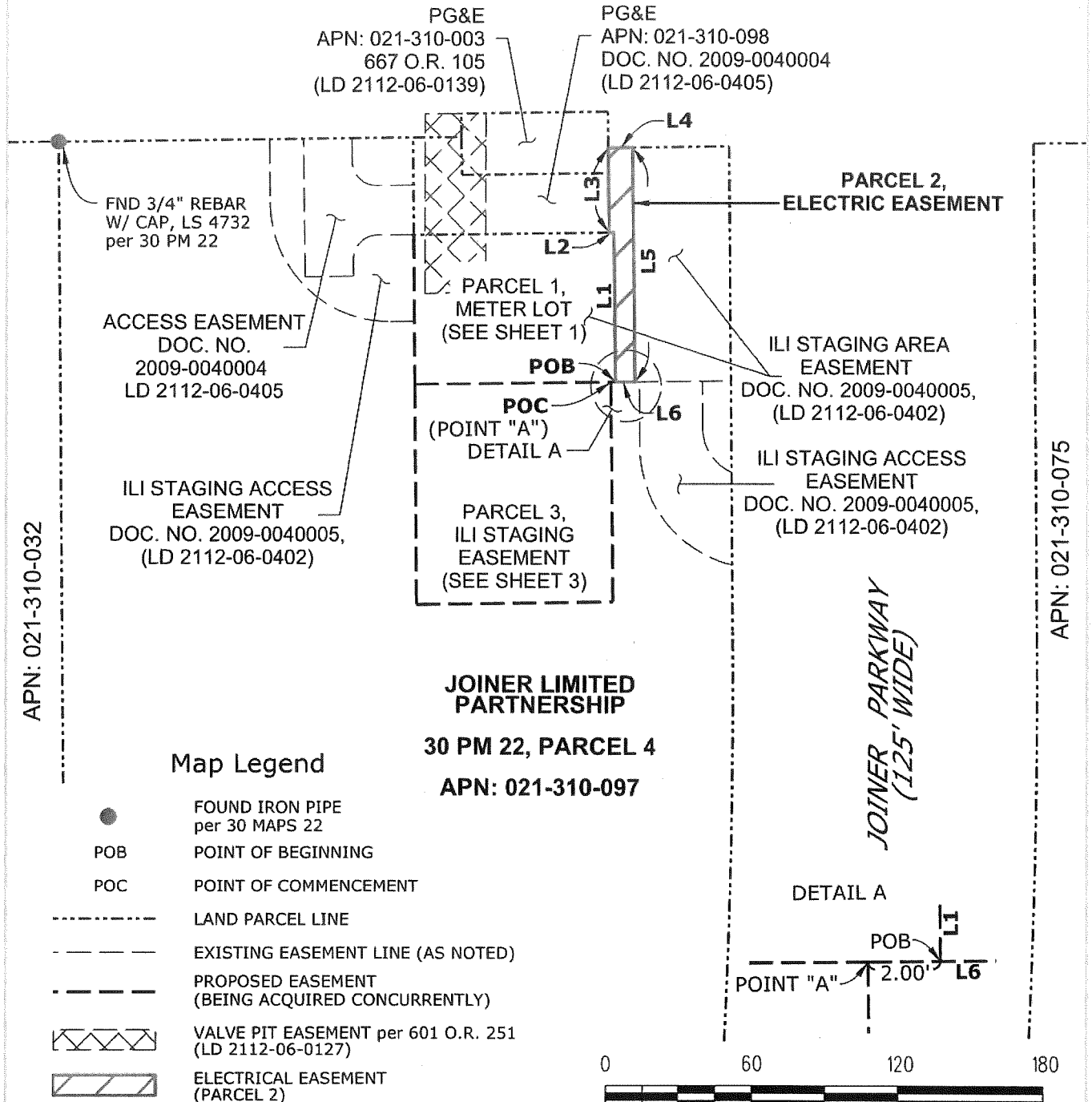
EXHIBIT B-2



NICOLAUS ROAD
(WIDTH VARIES)

Line Table

L1	N00°42'35"W	60.66'
L2	S89°17'25"W	2.00'
L3	N00°42'35"W	34.30'
L4	N89°17'25"E	10.00'
L5	S00°42'35"E	94.96'
L6	S89°17'25"W	8.00'



●	FOUND IRON PIPE per 30 MAPS 22
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
---	LAND PARCEL LINE
- - -	EXISTING EASEMENT LINE (AS NOTED)
- . - . -	PROPOSED EASEMENT (BEING ACQUIRED CONCURRENTLY)
X X X X	VALVE PIT EASEMENT per 601 O.R. 251 (LD 2112-06-0127)
▨ ▨ ▨ ▨	ELECTRICAL EASEMENT (PARCEL 2)



1 INCH = 60 FEET

LD 2112-06-0452	
AUTHORIZATION 31137395	
BY	D. MACHADO
DR	D. MACHADO
CH	T. KELLY
O.K.	T. KELLY
DATE	05/18/2017

"EXHIBIT B-2"
ELECTRIC EASEMENT
LANDS OF JOINER LIMITED
PARTNERSHIP
APN: 021-310-097
PACIFIC GAS AND ELECTRIC COMPANY
San Ramon California



JCN	N/A
AREA	6
COUNTY	PLACER
CITY	LINCOLN
SHEET NO.	2 OF 5
DRAWING NUMBER	CHANGE
L-10052	

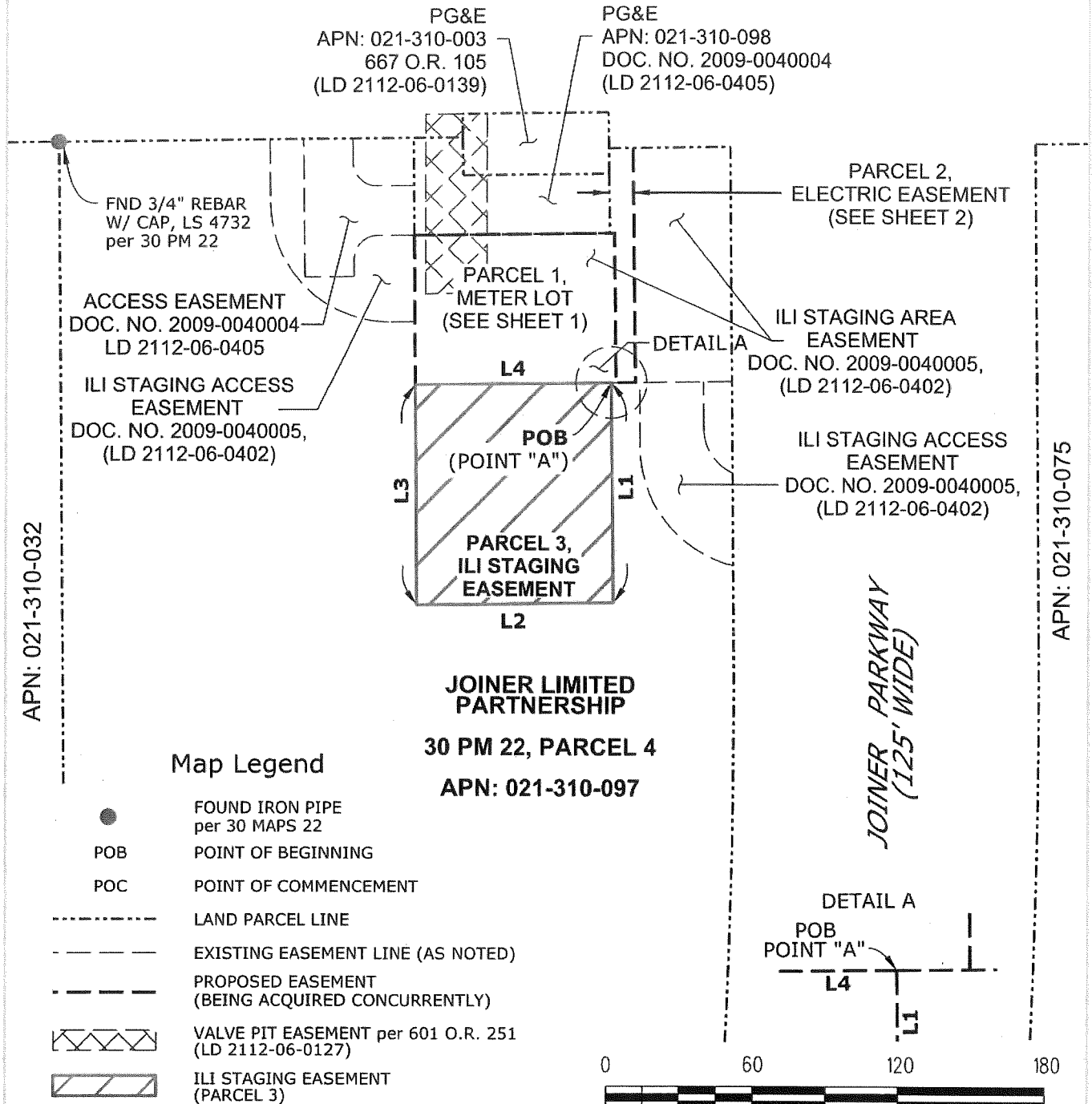
EXHIBIT B-3



NICOLAUS ROAD
(WIDTH VARIES)

Line Table

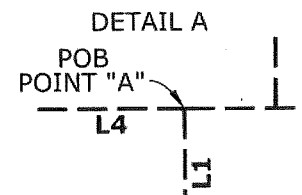
L1	S00°42'35"E	89.30'
L2	S89°17'25"W	80.72'
L3	N00°30'42"W	89.30'
L4	N89°17'25"E	80.41'



Map Legend

●	FOUND IRON PIPE per 30 MAPS 22
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
---	LAND PARCEL LINE
- - -	EXISTING EASEMENT LINE (AS NOTED)
- . -	PROPOSED EASEMENT (BEING ACQUIRED CONCURRENTLY)
X X X	VALVE PIT EASEMENT per 601 O.R. 251 (LD 2112-06-0127)
///	ILI STAGING EASEMENT (PARCEL 3)

JOINER LIMITED
PARTNERSHIP
30 PM 22, PARCEL 4
APN: 021-310-097



1 INCH = 60 FEET

LD 2112-06-0452	
AUTHORIZATION 31137395	
BY	D. MACHADO
DR	D. MACHADO
CH	T. KELLY
O.K.	T. KELLY
DATE	05/18/2017

"EXHIBIT B-3"
ILI STAGING EASEMENT
LANDS OF JOINER LIMITED
PARTNERSHIP
APN: 021-310-097
PACIFIC GAS AND ELECTRIC COMPANY
San Ramon, California



JCN	N/A
AREA	6
COUNTY	PLACER
SCALE	LINCOLN
SHEET NO.	3 OF 5
DRAWING NUMBER	CHANGE
L-10052	

EXHIBIT B-4



NICOLAUS ROAD
(WIDTH VARIES)

PG&E
APN: 021-310-098
DOC. NO.
2009-0040004
(LD 2112-06-0405)

PG&E
APN: 021-310-003
667 O.R. 105
(LD 2112-06-0139)

ILI STAGING ACCESS
EASEMENT
DOC. NO. 2009-0040005,
(LD 2112-06-0402)

FND 3/4" REBAR
W/ CAP, LS 4732
per 30 PM 22

ACCESS EASEMENT
DOC. NO. 2009-0040004
LD 2112-06-0405

PARCEL 1,
METER LOT
(SEE SHEET 1)

PARCEL 4,
ACCESS EASEMENT

PARCEL 3,
STAGING EASEMENT
(SEE SHEET 3)

JOINER LIMITED
PARTNERSHIP

30 PM 22, PARCEL 4

APN: 021-310-097

L1	N89°17'25"E	2.00'
L2	N00°42'35"W	60.66'
L3	S89°17'25"W	2.00'
L4	N00°42'35"W	34.30'
L5	N89°17'25"E	49.84'
L6	S89°17'25"W	49.24'
L7	N00°42'35"W	29.87'
L8	S89°17'25"W	80.57'
L9	N00°30'42"W	45.00'
L10	N89°17'25"E	80.41'

PARCEL 2,
ELECTRIC EASEMENT
(SEE SHEET 2)

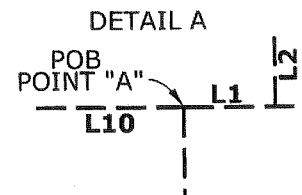
JOINER PARKWAY
(125' WIDE)

ILI STAGING ACCESS
EASEMENT
DOC. NO. 2009-0040005,
(LD 2112-06-0402)

APN: 021-310-075

Map Legend

- FOUND IRON PIPE
per 30 MAPS 22
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- LAND PARCEL LINE
- - - EXISTING EASEMENT LINE (AS NOTED)
- - - PROPOSED EASEMENT
(BEING ACQUIRED CONCURRENTLY)
- VALVE PIT EASEMENT per 601 O.R. 251
(LD 2112-06-0127)
- ACCESS "A" EASEMENT
(PARCEL 4)



1 INCH = 60 FEET

LD 2112-06-0452

AUTHORIZATION
31137395

BY D. MACHADO
DR D. MACHADO
CH T. KELLY
O.K. T. KELLY
DATE 05/18/2017

"EXHIBIT B-4"
ACCESS EASEMENT
LANDS OF JOINER LIMITED
PARTNERSHIP

APN: 021-310-097

PACIFIC GAS AND ELECTRIC COMPANY

San Ramon California



JCN N/A
AREA 6
COUNTY PLACER
SCALE LINCOLN

SHEET NO. 4 OF 5
DRAWING NUMBER CHANGE

L-10052

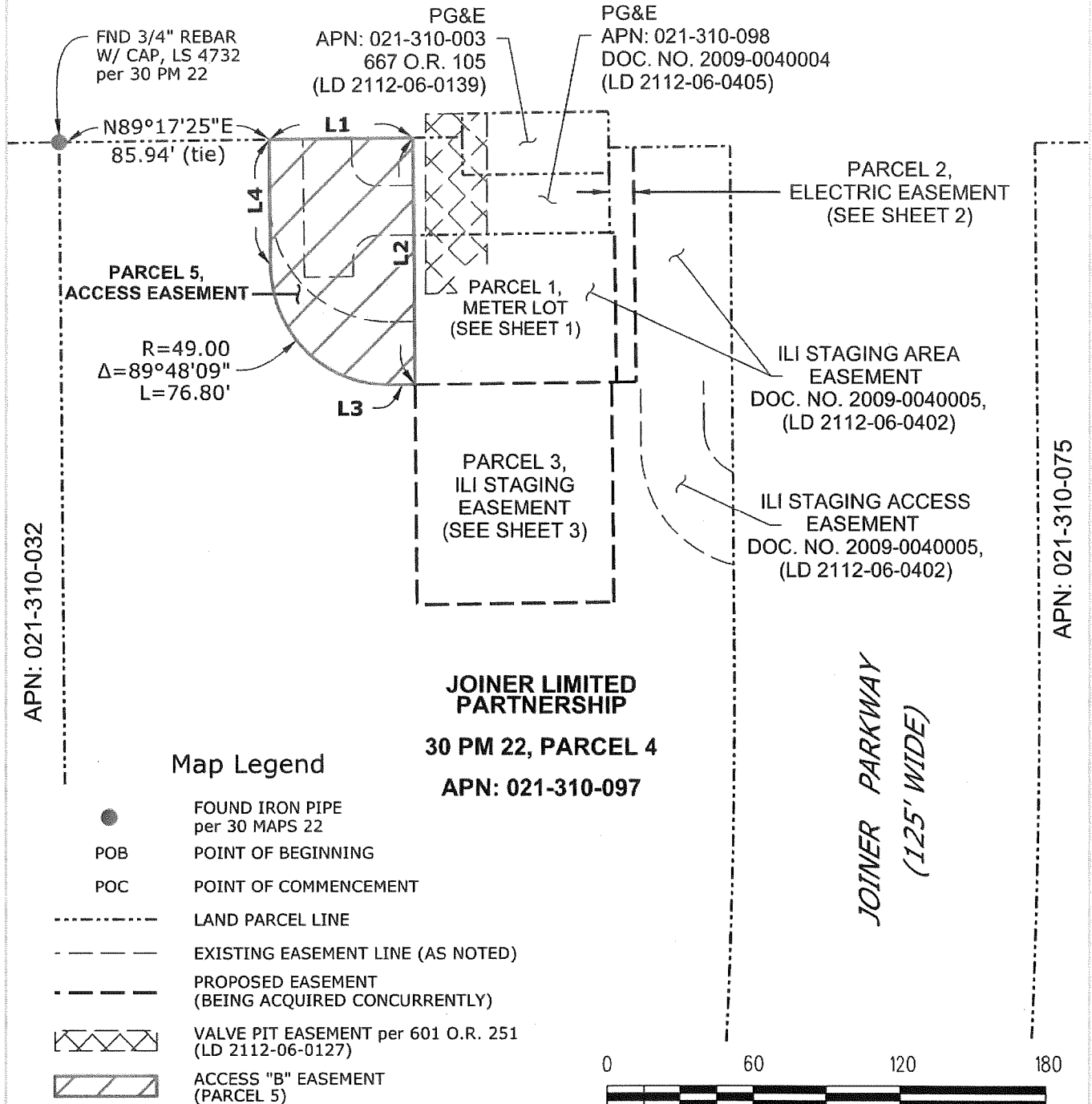
EXHIBIT B-5



NICOLAUS ROAD
(WIDTH VARIES)

Line Table

L1	S89°17'25"W	59.19'
L2	S00°30'42"E	99.97'
L3	S89°28'35"W	10.10'
L4	N00°42'35 "W	50.94'



LD 2112-06-0452	
AUTHORIZATION 31137395	
BY	D. MACHADO
DR	D. MACHADO
CH	T. KELLY
O.K.	T. KELLY
DATE	05/18/2017

"EXHIBIT B-5"
ACCESS EASEMENT
LANDS OF JOINER LIMITED
PARTNERSHIP
APN: 021-310-097
PACIFIC GAS AND ELECTRIC COMPANY
San Ramon California



JCN	N/A
AREA	6
COUNTY	PLACER
SCALE	LINCOLN
SHEET NO.	5 OF 5
DRAWING NUMBER	CHANGE
L-10052	

EXHIBIT C



NICOLAUS ROAD
(WIDTH VARIES)

Line Table

L1	N89°17'25"E	75.06' (TIE)
L2	N89°17'25"E	70.08'
L3	N89°17'25"E	10.00'
L4	N89°17'25"E	39.84'

P.O.C.

FND 3/4" REBAR
W/ CAP, LS 4732
per 30 PM 22

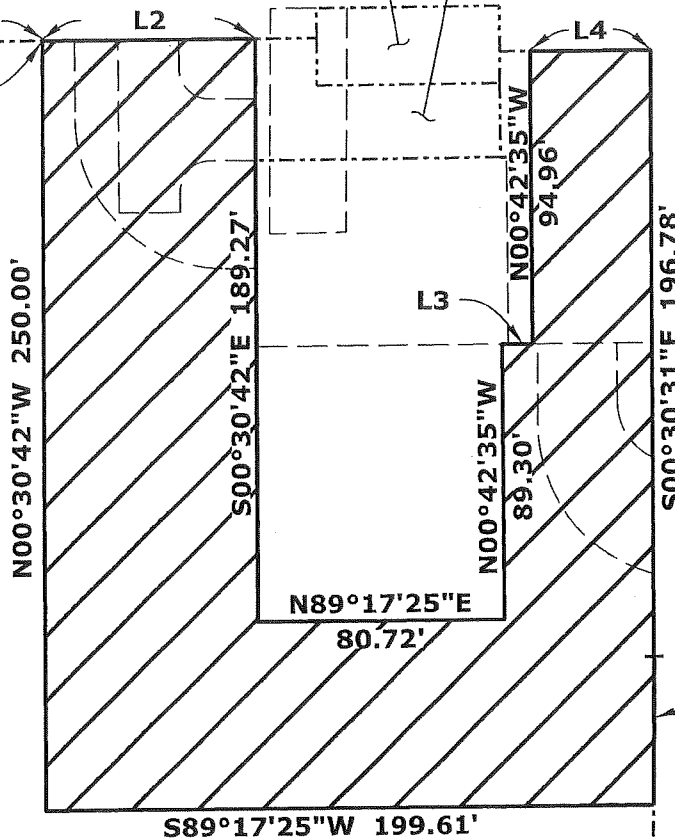
PG&E
APN: 021-310-003
667 O.R. 105
(LD 2112-06-0139)

PG&E
APN: 021-310-098
DOC. NO. 2009-0040004
(LD 2112-06-0405)

L1 (TIE)

P.O.B.

APN: 021-310-032



JOINER PARKWAY
(125' WIDE)

APN: 021-310-075


R=2971.47'
Δ=00°55'48"
L=48.23'

JOINER LIMITED
PARTNERSHIP

30 PM 22, PARCEL 4

APN: 021-310-097

Map Legend

- POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
--- LAND PARCEL LINE
- - - EXISTING EASEMENT LINE
 EASEMENT (T.C.E.)

0 60 120 180

1 INCH = 60 FEET

AUTHORIZATION
31137395

BY M. CARTER
DR M. CARTER
CH T. KELLY
O.K. T. KELLY
DATE 01/30/2018

"EXHIBIT C"
EASEMENT (T.C.E.)
LANDS OF JOINER LIMITED
PARTNERSHIP

APN: 021-310-097
PACIFIC GAS AND ELECTRIC COMPANY

San Ramon California



JCN N/A
AREA 6
COUNTY PLACER
SCALE LINCOLN

SHEET NO. 1 OF 1
DRAWING NUMBER CHANGE

EXHIBIT C-1

“EXHIBIT C-1”

LANDS

PARCEL 4 as shown upon Parcel Map No. 2000-75, filed for record on June 20, 2000 in Book 30 of Parcel Maps at page 22, Placer County Records.

EASEMENT (T.C.E.)

A portion of said lands, lying in the County of Placer, State of California, more particularly described as follows:

Commencing at the northwest corner of said PARCEL 4, as shown on that certain Parcel Map No. 2000-75, filed for record June 20, 2000 in Book 30 of Parcel Maps at page 22, Placer County Records and running thence along the northerly boundary line of said PARCEL 4

(a) North 89°17'25" East, 75.06 feet

to the **Point of Beginning**; thence continuing

(1) North 89°17'25" East, 70.08 feet

to the northwest corner of the parcel of land described in the deed from Charles Jessie Joiner to Pacific Gas and Electric Company dated April 29, 2009 and filed for record as Document No. 2009-0040004, Placer County Records; thence

(2) South 00°30'42" East, 189.27 feet; thence

(3) North 89°17'25" East, 80.72 feet; thence

(4) North 00°42'35" West, 89.30 feet; thence

(5) North 89°17'25" East, 10.00 feet; thence

(6) North 00°42'35" West, 94.96 feet to the northerly boundary line of said lands; thence along said northerly boundary line

(7) North 89°17'25" East, 39.84 feet to the northwest corner of said lands, also being the westerly boundary line of Joiner Parkway (125' wide); thence along said westerly boundary line

(8) South 00°30'31" East, 196.78 feet; thence southerly on a curve to the right with a radius of 2971.47 feet, through a central angle of 00°55'48" and tangent at the northerly terminus hereof to South 00°30'31" East, with an arc distance of 76.80 feet; thence leaving said westerly boundary line

(9) South 89°17'25" East, 199.61 feet; thence

(10) North 00°30'42" West, 250.00 feet, more or less,
to the **Point of Beginning**.

Containing 33,580 square feet of land.

The bearings used in the foregoing description are based on a survey made by the Grantee in March, 2017 and are based on the California Coordinate System (CCS83) Zone 2 and on global positioning system (GPS) observations.

Prepared by:

Pacific Gas & Electric Company

Mark E. Carter 1/30/18

APPROVED AS TO DESCRIPTION

MARK E. CARTER, PLS 8128

